

RECORD OF SURVEY FOR  
YOUNG LIVING RANCH  
OF THE SOUTH AND WEST  
BOUNDARY LINES OF THE  
MOUNT TABBY SPRINGS  
SUBDIVISIONS  
PLATS 2, 3, AND 6

LOCATED IN SECTIONS 35 AND 36  
TOWNSHIP 1 SOUTH, RANGE 8 WEST  
UTAH SPECIAL BASE AND MERIDIAN  
DUCESNE COUNTY, UTAH

SURVEYOR'S CERTIFICATE

I, Clinton S. Peatross, do hereby certify to the Young Living Ranch, LLC, that I am a Professional Land Surveyor, and that I hold License No. 155666, as prescribed by the laws of the State of Utah, and in accordance with Section 17-23-17 of the UCA, and that I have made a survey of the South and West boundary lines of the above referenced subdivisions, and that I have verified all measurements and placed monuments as shown, and then that I have prepared a Record of Survey plat.

NARRATIVE

PURPOSE OF SURVEY: Perform a boundary survey of the South and West lines of the above referenced subdivisions for the purpose of building elk fences.

BASIS OF BEARING: South 89°44'54" West from the Northeast Corner of Section 35 to the North 1/4 Corner of said Section.

SURVEY FINDINGS: The Mount Tabby Springs Subdivisions, Plats III and VI were apparently staked too far east of where they should have been, creating an overlap of approximately 26.82 feet onto Mount Tabby Springs, Plat II. The following statement is a quote from the fourth paragraph in the Narrative prepared by Allred and Associates of their findings and conclusions of a survey performed along the North lines of the above referenced subdivisions, according to a Record of Survey on file in the Duchesne County Surveyor's Office, file #3036: (The deeds call for the section lines and aliquot part of section lines and the plotted descriptions were reconciled to these surveyed lines. The deeds also call for boundary lines of the various Mount Tabby Springs plats. These subdivisions were created by the Lewis family when all the property involved was owned by them, thus giving these plats senior rights to the remainder, being any surrounding properties. The lines described in the deeds follow the same bearings and distances as those on the subdivision plats. However, on the ground there exists a conflict between the deed lines and the found monuments reported to be lot corners. It is the opinion of this surveyor that the best way to resolve this conflict is to have the existing monuments accepted as lot corners in the noted subdivisions be found, surveyed, and platted showing their relationship to each other and the Public Lands Survey System corners. The plat prepared would redefine the conflicting boundary lines to fit the existing monuments and, when signed by all effected property owners and recorded would act as a boundary line agreement between all the land owners.)

NOTE: This survey was performed at the request of Young Living Ranch. It does not insure or guarantee ownership, nor does it show liens, codes, covenants, conditions, obligations, easements or rights of way (except as shown and described), or restrictions of use that may or may not be recorded. The location or depictions of public or private utilities, points of diversion of water and water rights are excluded from the scope of this survey.

PREPARED BY  
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SHEET: 1 OF 1 DATE: 7/16/2017  
JOB NAME: YOUNG LIVING RANCH JOB# 1243

